091.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,700 / 697,700
					USE VALUE:	697,700 / 697,700
					ASSESSED:	697,700 / 697,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZPATRICK JOSEPH M
Owner 2:	FITZPATRICK ELIZABETH M
Owner 3:	
Street 1:	179 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KINSLEY JOSHUA P -
Owner 2:	-
Street 1:	179 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,977 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1923, having primarily Vinyl Exterior and 1544 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8977.000	215,200		482,500	697,700
Total Card	0.206	215,200		482,500	697,700
Total Parcel	0.206	215,200		482,500	697,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.76 | /Parcel: 451.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58939
GIS Ref
GIS Ref
Insp Date 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,200	0	8,977.	482,500	697,700	697,700	Year End Roll	12/18/2019
2019	101	FV	194,600	0	8,977.	489,400	684,000	684,000	Year End Roll	1/3/2019
2018	101	FV	194,600	0	8,977.	365,300	559,900	559,900	Year End Roll	12/20/2017
2017	101	FV	194,600	0	8,977.	330,900	525,500	525,500	Year End Roll	1/3/2017
2016	101	FV	194,600	0	8,977.	317,100	511,700	511,700	Year End	1/4/2016
2015	101	FV	193,800	0	8,977.	268,800	462,600	462,600	Year End Roll	12/11/2014
2014	101	FV	193,800	0	8,977.	255,000	448,800	448,800	Year End Roll	12/16/2013
2013	101	FV	193,800	0	8,977.	242,600	436,400	436,400		12/13/2012

!7431!

PRINT

Date	Time
12/10/20	22:04:09

LAST REV

Date	Time
05/07/19	13:52:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7431

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINSLEY JOSHUA	49968-166		8/20/2007		425,000	No	No		
TYRANCE RENITA	28982-224		8/18/1998		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	58939
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/1999	523	Wood Dec	3,000					35X18 WDK
6/7/1994	255	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	CC	Chris C
11/5/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
4/17/2001	Inspected	PM	Peter M
3/10/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8977		Sq. Ft.	Site		0	70.	0.77	5									482,516						482,500	

Total AC/HA: 0.20608 | Total SF/SM: 8977 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,516 | Spl Credit | Total: 482,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00188005
Adj $ / SQ:	128.491
Other Features:	88543
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309447
Depreciation:	95929
Depreciated Total:	213518

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

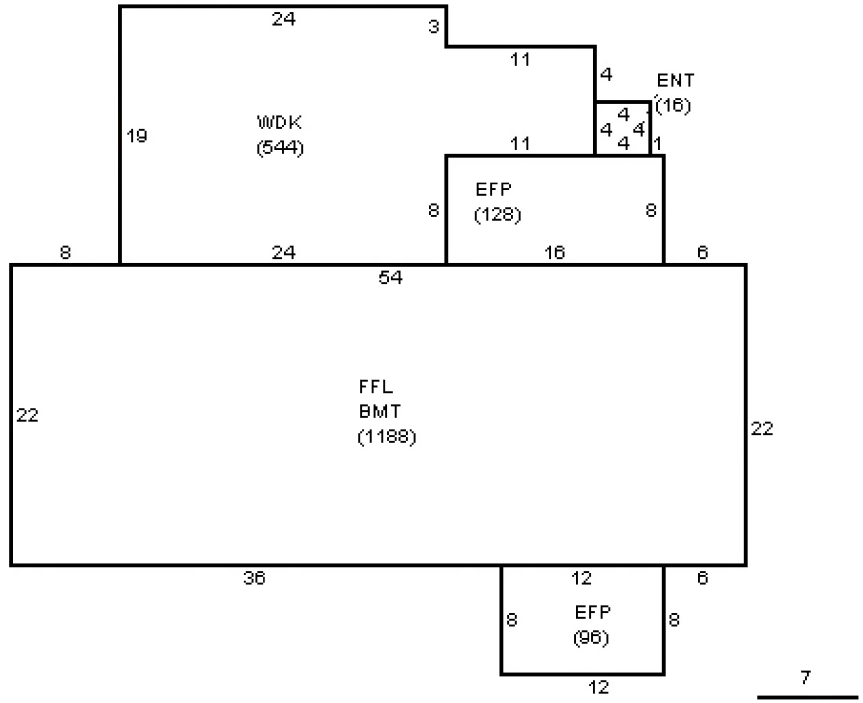
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	128.49
Special Features:	1700	Val/Su Net:	68.10
Final Total:	215200	Val/Su SzAd	181.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	46.060	54,724
FFL	First Floor	1,188	128.490	152,647
WDK	Deck	544	7.850	4,272
EFP	Enclos Porch	224	39.450	8,837
ENT	ENTRY	16	26.450	423

Net Sketched Area: 3,160 | Total: 220,903

Size Ad: 1188 | Gross Are: 3160 | FinArea: 1544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	1999	500.00	T	16	101			1,700			1,700

More: N | Total Yard Items: | Total Special Featues: 1,700 | Total: 1,700